

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Luzerne County**

State: **PA**

PJ's Total HOME Allocation Received: **\$20,575,403**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	94.52 %	96.29 %	22	93.55 %	60	57	
% of Funds Disbursed	88.43 %	90.72 %	19	86.03 %	55	56	
Leveraging Ratio for Rental Activities	4.6	5.02	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.21 %	90.42 %	24	81.34 %	22	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.50 %	69.64 %	13	70.65 %	62	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	74.11 %	82.06 %	22	81.57 %	21	23	
% of 0-30% AMI Renters to All Renters***	33.93 %	36.50 %	15	45.66 %	28	28	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.57 %	1	96.25 %	100	100	
Overall Ranking:			In State:	17 / 29	Nationally:	43	46
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,883	\$19,879		\$27,146	336 Units	36.10 %	
Homebuyer Unit	\$27,528	\$16,451		\$15,140	225 Units	24.10 %	
Homeowner-Rehab Unit	\$11,049	\$16,105		\$20,860	371 Units	39.80 %	
TBRA Unit	\$0	\$6,080		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Luzerne County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,408	\$83,845	\$12,915
State:*	\$101,920	\$41,217	\$16,356
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	90.2	79.0	99.2	0.0	Single/Non-Elderly:	19.6	29.5	17.3	0.0
Black/African American:	3.3	4.0	0.3	0.0	Elderly:	22.3	3.6	53.9	0.0
Asian:	0.9	0.9	0.3	0.0	Related/Single Parent:	33.3	33.0	8.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	17.9	30.8	16.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	6.3	3.1	3.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.2	0.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	4.2	14.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	38.1	31.7	49.3	0.0	Section 8:	29.5	1.3 [#]		
2 Persons:	23.8	25.0	27.0	0.0	HOME TBRA:	0.0			
3 Persons:	17.3	14.7	9.2	0.0	Other:	3.6			
4 Persons:	10.1	18.8	7.0	0.0	No Assistance:	67.0			
5 Persons:	7.7	5.4	5.1	0.0					
6 Persons:	2.4	2.7	1.9	0.0					
7 Persons:	0.6	0.9	0.3	0.0					
8 or more Persons:	0.0	0.9	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			85	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Luzerne County State: PA Group Rank: 43
 (Percentile)
 State Rank: 17 / 29 PJs Overall Rank: 46
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	76.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	79.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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